



## **RS-8 – Residential Single-Family High Density District**

### **Section 7-8-4 – Unified Development Ordinance City of Asheville Zoning Districts**

(a) *Purpose.* It is the intent of the RS-8 Residential Single-Family High Density District to establish a high density per acre for single-family dwellings where public infrastructure is sufficient to support such development and to stabilize and protect the district's residential character in areas of existing high density single-family development while promoting a suitable environment for single-family living. Non-single-family development normally required to provide the basic elements of a balanced and attractive residential area is also permitted.

(b) *Permitted uses.*

#### **Residential.**

- Dwellings, single-family detached
- Dwellings, single-family zero lot line

#### **Recreational.**

- Arboretums
- Golf courses
- Passive parks
- Recreational uses, governmental
- Recreational uses, related to residential development

#### **Public/semi-public.**

- Community centers
- Fire/police stations
- Libraries

#### **Other.**

- Cemeteries, columbariums

(c) *Prohibited uses.* Any use not specifically listed as a permitted use or a use by right, subject to special requirements or a conditional use in the RS-8 Residential Single-Family High Density District shall be prohibited.

Gated communities. This shall not include those gated communities lawfully established prior to June 12, 2007, or extend to those properties acquired as part of such communities prior to June 12, 2007, provided it can be demonstrated that these properties were included in a documented community masterplan.

(d) *Uses by right, subject to special requirements.* See article XVI for specific requirements.

- Accessory apartments
- Accessory structures
- Adult day care homes
- Antenna
- Child day care homes
- Cottage developments
- Duplexes
- Family care homes
- Home occupations
- Homestays
- Places of worship
- Public utilities and related facilities
- Recreational uses, restricted to membership, non-profit
- Schools
- Vacation rentals
- Wireless telecommunication facilities, microcell
- Wireless telecommunication facilities, co-located

(e) *Conditional uses.*

- Ancillary non-residential uses in residential districts
- Development standard bonuses for residential zoning districts
- Duplexes
- Group homes
- Level III projects
- Quadrplexes
- Triplexes

(f) *Development standards.*

- (1) *Density standards.* The maximum density per acre in the RS-8 District shall be eight dwelling units.
- (2) *Structure size standards.* None.
- (3) *Lot size standards.* The minimum lot size in the RS-8 District shall be 5,000 square feet.
- (4) *Lot width standards.* Lots in the RS-8 District shall have a minimum width of 50 feet.
- (5) *Setback standards.* The following minimum setbacks shall be required for uses in the RS-8 District.

*Front:* 15 ft.

*Side:* 6 ft.

*Rear:* 15 ft.

The landscape and buffering standards (section 7-11-3) may require additional setback; if so, the most restrictive requirement shall apply.

The minimum spacing between structures shall, in addition, be as per the Asheville Fire Prevention Code.

- (6) *Impervious surface standards.* None.
- (7) *Height standards.* The maximum height of structures in the RS-8 District shall be 40 feet.
- (8) *Landscaping/buffering standards.* Landscaping and/or buffering shall be provided as required by section 7-11-3 of this chapter.
- (9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter. No parking lots shall be permitted in any required setback.
- (10) *Sidewalk standards.* Sidewalks shall be provided as required by and pursuant to the requirements for sidewalks as set forth in subsection 7-11-8 of this chapter.
- (11) *Access standards.* None.

RS-8 Residential Single Family High Density District

Any questions about the terminology used in this document should be directed to the Planning & Development Department at 828-259-5831.

- (12) *Recreational/open space standards.* Open space shall be provided for new developments and expansions of existing developments as required by section 7-11-4.
- (13) *Design and operation standards.* None.
- (14) *Emergency wireless communications.* Communication requirements shall be provided as required by section 7-11-9 of this chapter.

(Ord. No. 2369, § 1, 5-27-97; Ord. No. 2506, § 1, 8-11-98; Ord. No. 2527, § 1, 11-10-98; Ord. No. 2584, § 1(c), 6-22-99; Ord. No. 2663, § 1(c), 2-8-00; Ord. No. 2664, § 1(d), 2-8-00; Ord. No. 2735, § 1d., 8-22-00; Ord. No. 2871, § 1(e), 11-27-01; Ord. No. 2904, § 1(d), 3-12-02; Ord. No. 3031, § 1(c), 6-10-03; Ord. No. 3052, § 1(a), 8-26-03; Ord. No. 3064, § 1(c), 10-14-03; Ord. No. 3083, § 1(a), 1-13-04; Ord. No. 3156, § 1, 8-24-04; Ord. No. 3412, § 1(b), 12-12-06; Ord. No. 3483, § 1(b), 6-2-07; Ord. No. 3489, § 1(b), 6-19-07; Ord. No. 3583, § 1(a), 2-12-08; Ord. No. 3643, § 1a, 7-22-08)